

SNAPSHOT of HOME Program Performance--As of 09/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Tacoma Consortium**

State: **WA**

PJ's Total HOME Allocation Received: **\$31,566,123**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
			PJs in State:	15			
Program Progress:							
% of Funds Committed	95.78 %	97.72 %	10	95.51 %	57	55	
% of Funds Disbursed	89.29 %	92.88 %	12	87.58 %	51	52	
Leveraging Ratio for Rental Activities	10.66	7.11	1	4.86	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	91.53 %	94.18 %	12	82.17 %	48	42	
% of Completed CHDO Disbursements to All CHDO Reservations***	87.15 %	80.66 %	3	71.17 %	81	79	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	95.15 %	93.10 %	7	81.54 %	89	84	
% of 0-30% AMI Renters to All Renters***	68.79 %	63.34 %	6	45.68 %	89	86	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	98.92 %	1	96.19 %	100	100	
Overall Ranking:			In State:	6 / 15	Nationally:	95 94	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$27,271	\$26,454		\$27,510	330 Units	19.60 %	
Homebuyer Unit	\$27,372	\$20,065		\$15,239	324 Units	19.20 %	
Homeowner-Rehab Unit	\$41,550	\$20,711		\$20,932	97 Units	5.80 %	
TBRA Unit	\$3,248	\$1,840		\$3,121	933 Units	55.40 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Tacoma Consortium WA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$124,735	\$136,306	\$45,824
State:*	\$117,269	\$120,876	\$26,577
National:**	\$98,643	\$77,150	\$23,791

CHDO Operating Expenses:
(% of allocation)

PJ:	2.8 %
National Avg:	1.2 %

R.S. Means Cost Index: 1.01

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	51.5	45.1	76.3	50.0
Black/African American:	34.5	22.8	15.5	35.7
Asian:	3.9	15.1	3.1	0.0
American Indian/Alaska Native:	0.6	0.6	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	1.5	2.1	3.6
American Indian/Alaska Native and White:	0.3	0.0	0.0	0.0
Asian and White:	0.0	0.6	0.0	0.0
Black/African American and White:	0.3	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	1.5	0.0	10.7
Asian/Pacific Islander:	3.9	1.2	0.0	0.0

ETHNICITY:

Hispanic	4.8	11.4	3.1	0.0
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HOUSEHOLD SIZE:

1 Person:	53.3	14.2	53.6	42.9
2 Persons:	18.2	15.7	24.7	14.3
3 Persons:	19.1	24.7	10.3	14.3
4 Persons:	5.5	18.2	5.2	21.4
5 Persons:	2.1	13.9	4.1	3.6
6 Persons:	0.9	6.8	1.0	3.6
7 Persons:	0.6	4.0	1.0	0.0
8 or more Persons:	0.3	2.5	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	32.1	22.8	24.7	42.9
Elderly:	26.7	2.5	45.4	0.0
Related/Single Parent:	30.9	27.8	7.2	35.7
Related/Two Parent:	8.5	44.8	20.6	17.9
Other:	1.8	2.2	2.1	3.6

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	36.4	0.0 #
HOME TBRA:	1.8	
Other:	28.5	
No Assistance:	33.3	

of Section 504 Compliant Units / Completed Units Since 2001 826

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Tacoma Consortium

State: WA

Group Rank: 95
 (Percentile)

State Rank: 6 / 15 PJs

Overall Rank: 94
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	91.53	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	87.15	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	95.15	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	1.76	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

